



Working in Partnership



Planning Applications Committee

Minutes of the meeting held in the Council Chamber, County Hall, St Anne's Crescent, Lewes, East Sussex, BN7 1UE on 9 October 2024 at 5:00pm

Present:

Councillor Lucy Agace (Chair);

Councillors Paul Keene (Deputy-Chair), Ian Alexander, Graham Amy, Becky Francomb, Christoph von Kurthy, Imogen Makepeace, James Meek, Isobel Sharkey and Stella Spiteri

Officers in attendance:

Neil Collins (Head of Development Management), Marc Dorfman (Senior Planning Specialist), Emily Horne (Committee Officer), Jennifer Norman (Committee Officer), Nick Peeters (Committee Officer), James Smith (Principal Planner) and Joanne Stone (Principal Planning Solicitor)

50 Appointments

It was noted that Councillor Imogen Makepeace has been appointed under delegated authority, to replace Councillor Sean MacLeod, who resigned as a member of the Planning Applications Committee.

51 Minutes

The minutes of the meeting held on the 4 September 2024 were submitted and approved, and the Chair was authorised to sign them as an accurate record.

52 Apologies for absence/Declaration of substitute members

An apology for absence was received from Councillor Roy Clay.

53 Declarations of interest

Councillor Stella Spiteri declared a personal and prejudicial interest in Agenda Item 11 (planning application LW/23/0606) as the Applicant was known to her on a personal level. She therefore left the room for the duration of this item and did not participate in the consideration, discussion or voting thereon.

54 Urgent items

There were none.

55 Petitions

There were none.

56 Written questions from councillors

There were none.

57 Officer update

A supplementary report was circulated to the Committee the day before the meeting, updating the main reports on the agenda with any late information (a copy of which was published on the Council's website).

58 LW/23/0752 - Land north of Lewes Road, Ringmer

Councillor John Kay spoke on behalf of Ringmer Parish Council. Eleanor Robins (Neighbour), Harvey Linehan (Near Neighbour) and Claire Ottewell (Near Neighbour, who had a speech read on her behalf by the Committee Officer) spoke against the proposal. Tristan Robinson (Applicant) and Adrian Lee (Applicant) spoke for the proposal. Councillor Emily O'Brien spoke in her capacity as the Lewes District Ward Councillor.

Resolved:

That planning application LW/23/0752 for the erection of 95 dwellings, with associated access, car parking, refuse/recycling storage, landscaping, infrastructure and works be deferred to obtain counsels opinion on the proposed reasons for refusal as set out by the Head of Development Management:

(Proposed reason for refusal) The Development, by reason of its occupation of undeveloped green space that forms part of a green buffer between Ringmer and Broyleside, would result in an unacceptable erosion of this buffer that would compromise the identity of Ringmer and Broyleside as two distinct semi-rural settlements and present as unacceptable sprawl into the rural environment. On balance of the material considerations, the benefits of the Proposal would not outweigh the harms. The Development is therefore in conflict with LLP 1, Policies CP10 and CP11 and LLP2 Policies DM1 and DM25 and Ringmer Neighbourhood Plan Policies 4.6 and 6.3 and Paragraph 135 180 of the NPPF.

59 LW/24/0178 - Land east of Ditchling Road, Wivelsfield

Councillor Harriet Martin (Chair) spoke on behalf of Wivelsfield Parish Council. John Kay (Chair of CPRE Sussex) and Mark Stephenson (Neighbour) spoke against the proposal. Neal MacGregor (Agent) spoke for the proposal.

Resolved:

That planning application LW/24/0178 for the approval of Reserved Matters following Outline Planning Permission (LW/21/0729) relating to the layout, scale, appearance and landscaping for the erection of 96 new dwellings (including 40% affordable) and on-site play area provision be approved, subject to the conditions set out in the report and supplementary report and change to the wording of the materials condition to include “notwithstanding what is shown on the approved plans for material planning should be agreed.”

60 LW/23/0606 - 16 - 18 High Street, Newick, BN8 4LQ

Councillor Cathy Wickens spoke on behalf of Newick Parish Council. Andrew Wilson (Near Neighbour) and Susan Austin (Near Neighbour) spoke against the proposal. Guy Dixon (Agent) spoke for the proposal.

Resolved:

That planning application LW/23/0606 for the conversion of existing commercial building to provide 8 flats and erection of 11 new build residential dwellings with associated secure cycle storage provision, vehicle parking, bin storage and landscaping, demolition of existing buildings be approved, subject to:

1. The conditions set out in the report and supplementary report;
2. A Section 106 Agreement to secure SAMMS and SANGS contributions, Highways obligations, including a contribution of £26,000, and a late-stage viability review, to be funded by the applicant, to ascertain whether affordable housing should be provided on site or a contribution in lieu; and
3. That delegated authority be granted to the Head of Development Control to add the reasons for the drainage conditions set out conditions 4 -11 in the report which should read “to ensure proper surface water and flood management in accordance with policy [to be stipulated]”.

61 LW/24/0467 - 4 - 7 Hythe Close, Seaford, East Sussex, BN25 3UD

There were no registered speakers for this item.

Resolved:

That planning application LW/24/0467 for full planning permission for the replacement of existing windows and patio doors, and the uPVC infill panels be approved, subject to the conditions set out in the report.

62 Date of next meeting

It was noted that the next meeting of the Planning Applications Committee was

scheduled to be held on Wednesday, 6 November 2024, in the Council Chamber, County Hall, St Anne's Crescent, Lewes, East Sussex, BN7 1UE, commencing at 5:00pm.

The meeting ended at 8:58pm.

Councillor Lucy Agace (Chair)